

An aerial photograph of the Bitter Creek Industrial Area. The landscape is arid with sparse green and yellow shrubs. A winding dirt road curves through the center. To the right, a railway track runs parallel to the road, with a red train visible. In the foreground, there are several small, partially constructed concrete foundations. A large, multi-story white building is situated on the right side. In the background, rolling hills and a distant industrial facility with tall smokestacks are visible under a cloudy sky.

# Bitter Creek Industrial Area

Focus Area Plan

***Approved by Town Council***

***April 11, 2017***



# Introduction and Background

Presented by the Clarkdale Planning Commission:

- Chair – Ida de Blanc
- Vice Chair – John Erickson
- Commissioners:
  - Jorge Olguin
  - Craig Backus
  - Debbie Hunseder



- In 2013 the Town Council adopted the Sustainable Community and Economic Development Plan. One of the goals identified in the plan is business retention, expansion and attraction. The first short-term strategy for this goal is to create area-specific plans and infrastructure development plans for the following areas:

**SR 89A Corridor  
Broadway Corridor  
Bitter Creek Industrial Area  
Arts & Entertainment District**

- Each of these areas is identified as having the potential to contribute to the economic prosperity of the Town.



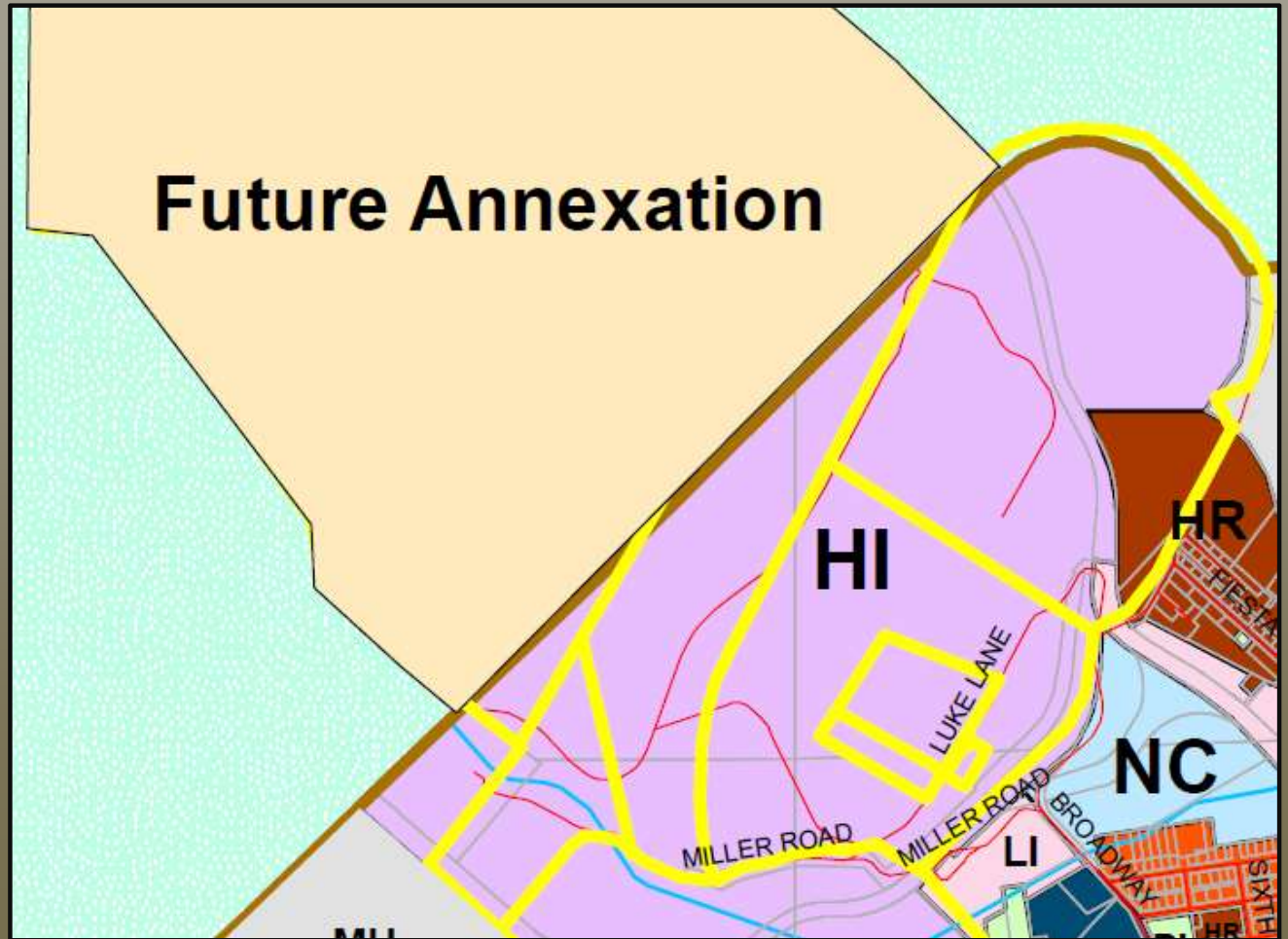
## **Clarkdale's**

*Sustainable  
Community &  
Economic  
Development  
Plan*

**July 2013**

Accepted by Town Council June 25, 2013

## 2012 General Plan Map





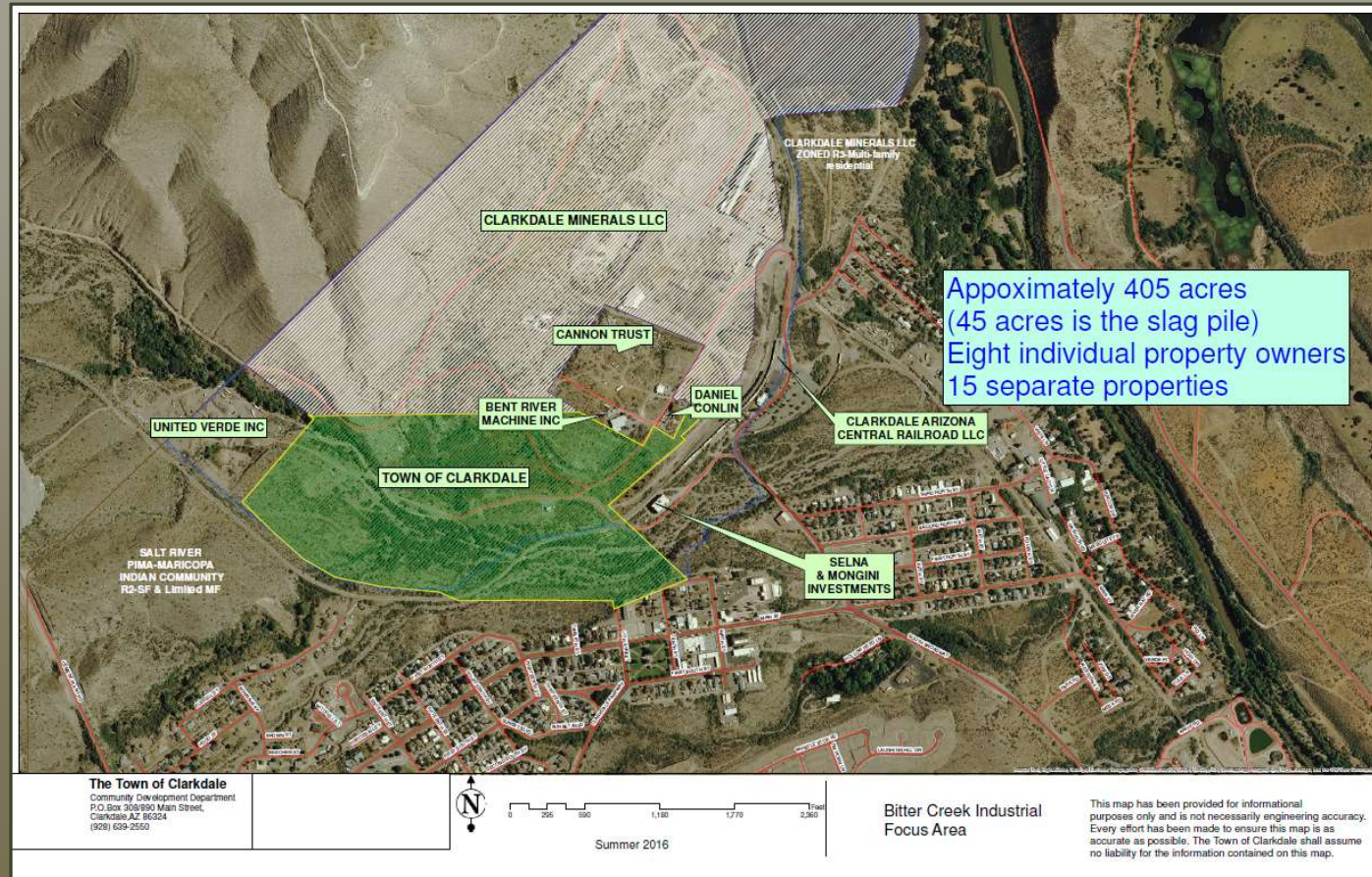
## 2012 General Plan

- Land Use: Historic Industrial Area.
  - *The industrial area has a history of intensive use, has significant buffering from adjacent uses and is currently zoned for industrial development.*
- Heavy Industrial:
  - *This classification is intended to provide locations for more intensive industrial uses that may include large amounts of exterior storage and outside work areas, primary material processing facilities, contractor storage yards, distribution and transportation facilities that generate trucking and traffic impacts, and various major public facilities including recycling facilities and wastewater treatment plants, electric substations or other use by utilities.*



# Existing Conditions

- Approximately 405 acres
- All industrial zoning
- 15 parcels
- 8 property owners
- 45-acre slag pile
- Location of proposed 199-foot cell tower
- Single-family home at 351 Luke Lane
- Miller Building-40,000 square-foot warehouse building with rail access
- Wiese's Auto Body Shop on portion of Cannon property





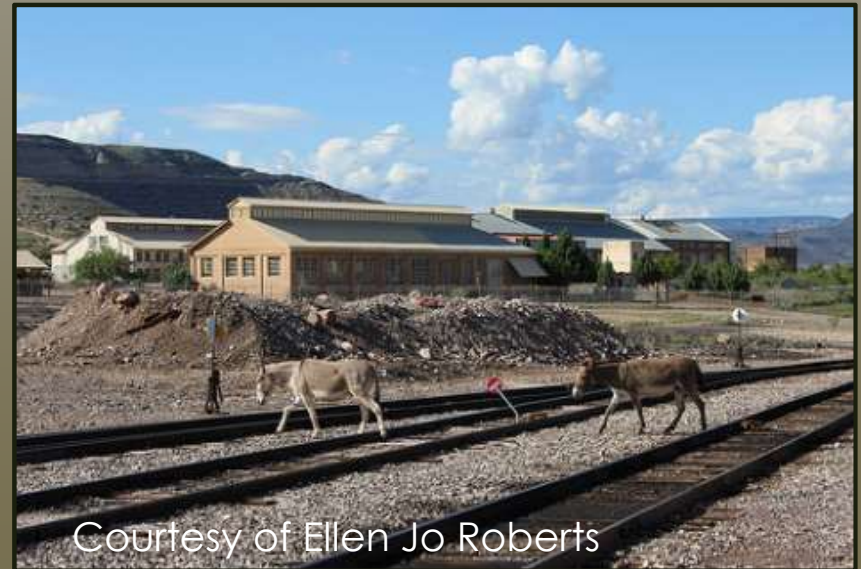
# The Process

- ▶ June 21 & July 1, 2016 – Planning Commission Worksession
- ▶ August 16, 2016 – Property owner/stakeholder meeting
- ▶ September 20, 2016 – Planning Commission review of Draft Plan
- ▶ October 8<sup>th</sup> Blues Competition in Town Park
- ▶ November Small Talk Article
- ▶ Recommend Plan review at December meeting for forwarding to Town Council

# The Plan

## ➤ Goal:

**Development within the Bitter Creek Industrial Focus Area will provide a variety of innovative economic expansion opportunities encouraging partnerships focusing on sustainable industrial development.**

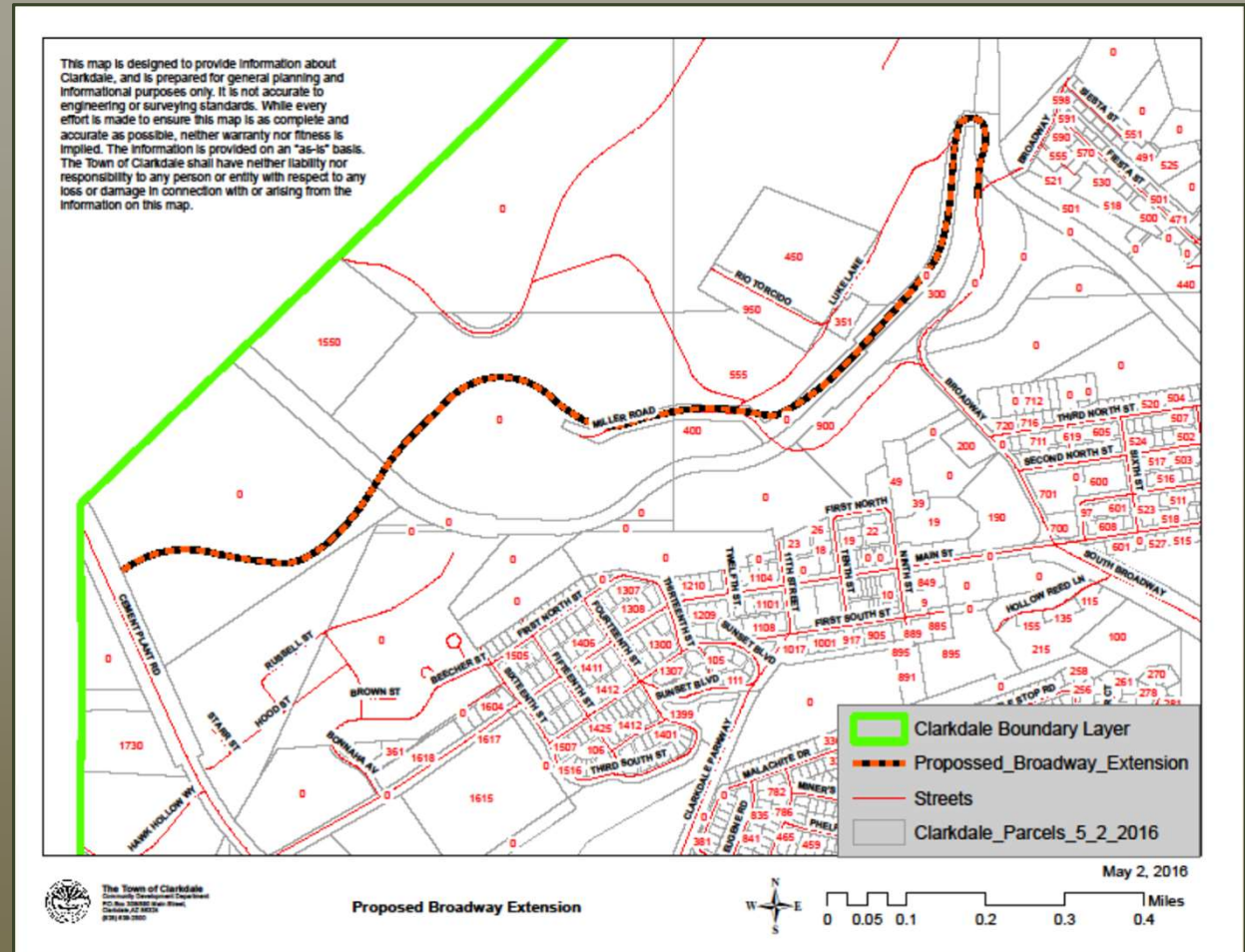


Courtesy of Ellen Jo Roberts



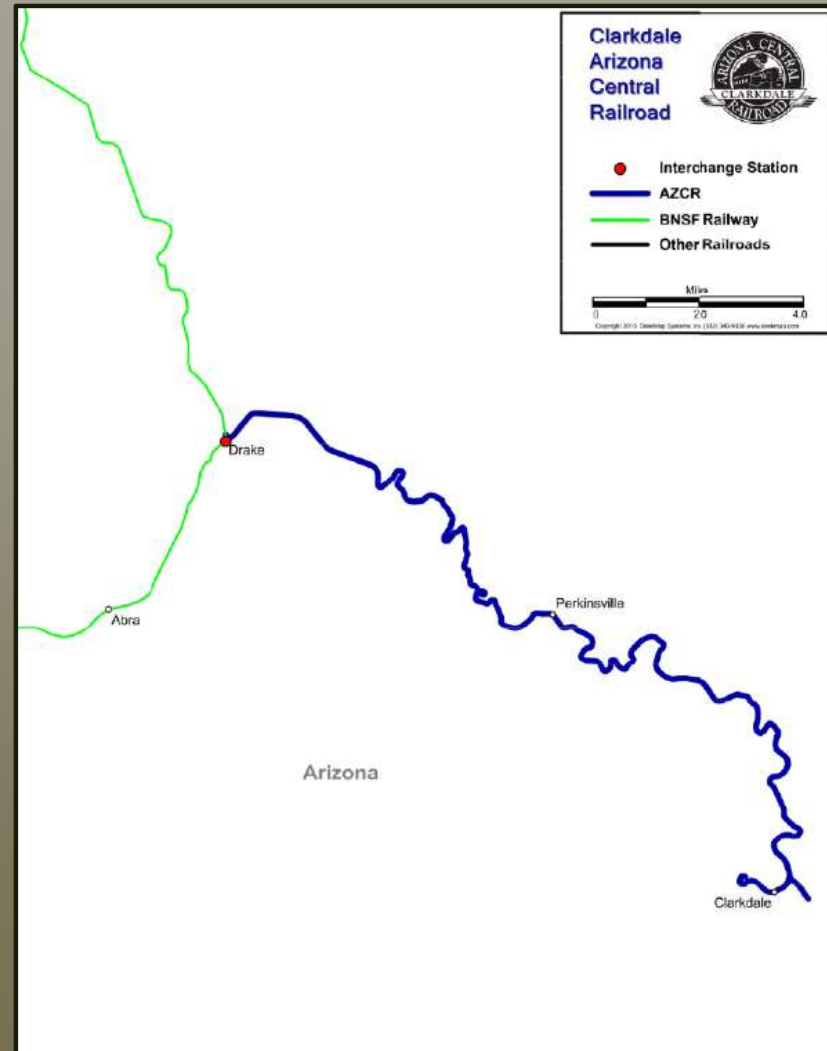
# Challenges

- **Access-** all roads are private, no easements recorded
- **Need extension of Broadway/Luke Lane to Phoenix Cement Road**
- **Possible residual contamination from historic smelter operations**
- **Existing foundations and infrastructure related to smelter operation**
- **Water and Wastewater infrastructure**
- **Work-force housing**
- **Signage**
- **Funding for capital improvements**



# Opportunities

- Rail access – the Clarkdale Arizona Central Railroad connects with the Burlington Northern & Santa Fe in Drake providing nation-wide rail connections
- Opportunity to coordinate Sustainable Industrial Development incorporating multiple industries, public open space, water polishing project and improvements to infrastructure
- 3-Phase power available
- A+ effluent available from the Town of Clarkdale





**Viticulture** – businesses supporting the wine industry – businesses using wine-production byproducts – retail sales

**Artisanal and crafts** – glass blowing – sculpting – commercial kilns – foundry – metal working

**Industrial Park**

**Solar Farm**

**Artisanal and crafts** – glass blowing –  
sculpting – commercial kilns – foundry  
– metal working

# Industrial Park Solar Farm





## Circulation Plan

**Primary Route** – through connection from Broadway to Cement Plant Road

**Alternate 1** – extension follows existing access to Bent River Machines

**Alternate 2** – Connection through existing access through Miller Road

**Alternate 3** – Looped road including a bridge extension over Bitter Creek to connect with Clarkdale Parkway

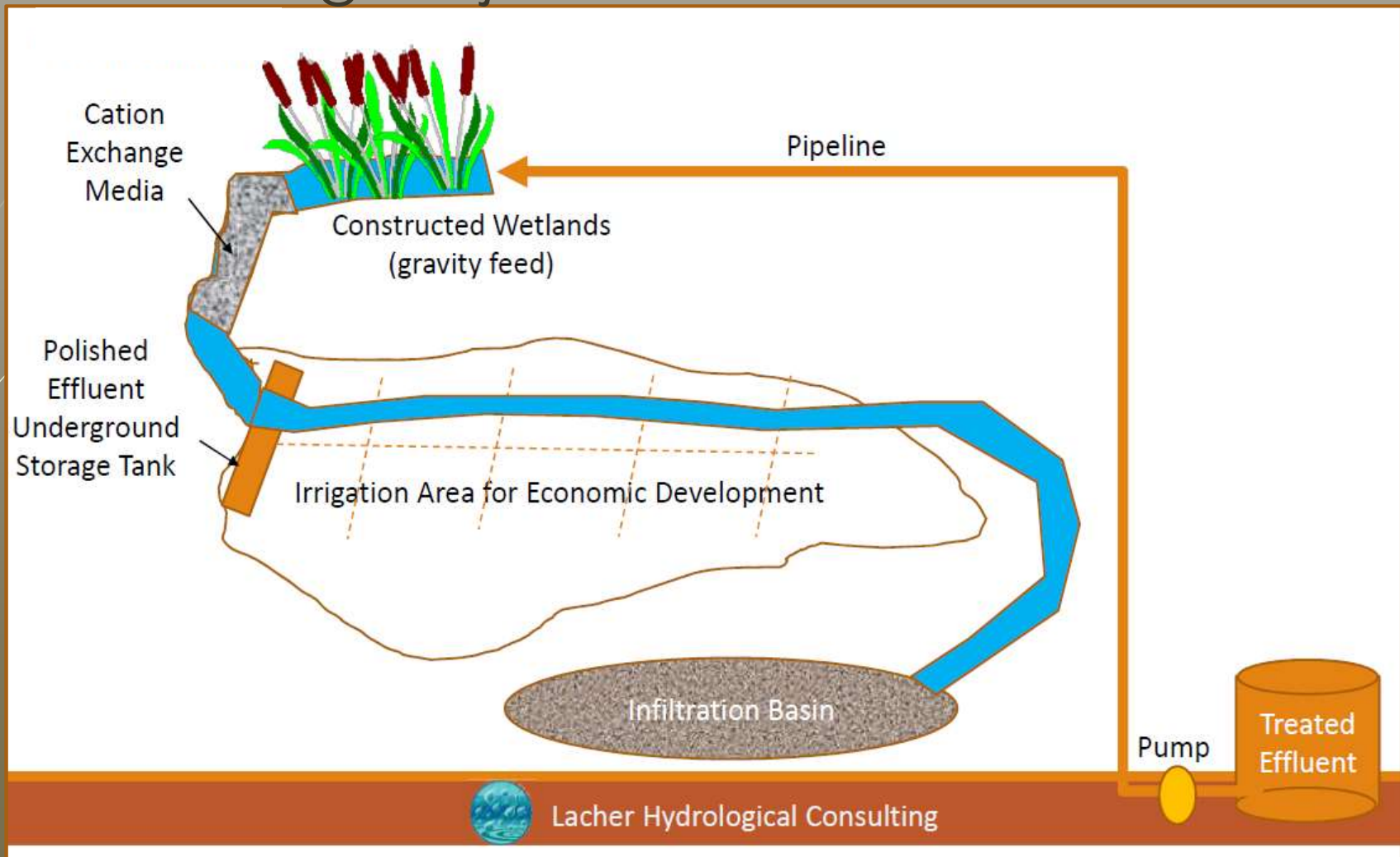
**Second Bridge Crossing** – parallel to historic Bitter Creek Bridge

Other alternatives for providing an industry standard road system may be considered.





# Water Polishing Project

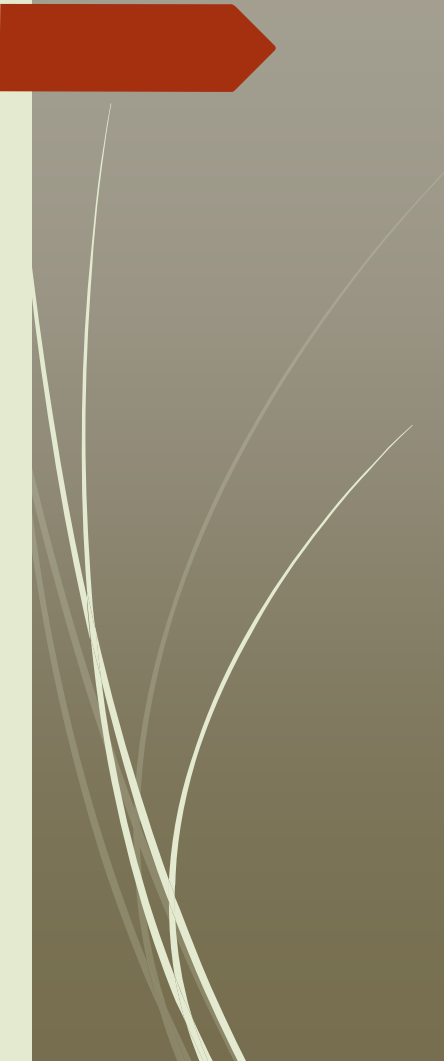




# Elements of Sustainable Industrial Development

- Eco-industrial Parks: a community of companies located in the same area who interact by exchanging and making use of byproducts and/or energy.
- Cluster-based: Concentrations of interconnected companies, specialized suppliers and service providers.
- Distributed generation: On-site generation of energy






# Infrastructure Development Funding Sources

- Public/private partnerships
- Potential income from lease of Town property
- Economic Development Authority grants
- USDA rural development grants
- WIFA loans
  - 2,000 linear feet of new water infrastructure along Luke Lane will be installed as part of the Upper Town Water Main Replacement Project. Funded through WIFA loan and Water Depreciation Designated Funds.

# Implementation Objectives





Development	Estimated Commencement	Estimated Completion	Comments
New 8-inch water line along Luke Lane	Winter 2016	Spring 2017	Town project
Wireless Facility		Completed 2017	Dependent on lease agreement with Town
Vineyards	Begin Summer 2017		Dependent on agreement with Town. Request for proposal process shall be completed.
Wetlands construction	Begin within two years	Complete in five years	Construction in conjunction with available effluent
Road Infrastructure	Begin within five years	Complete in ten years	Dependent on funding and access acquisition
Trails and viewing platforms	Begin within five years	Complete in eight years	
Industrial complex	Begin within five years	Operation/tenants by 2020	Private/public partnership and co-op possibilities
Workforce Housing	Begin within five years	Operation/tenants by 2020	
Future Public Park	Twenty years +		Tied to Clarkdale Metals completion of slag recovery project



## STATS

Population: 4,245  
Regional  
Population:  
approx. 70,000

Labor Force:  
1,657

Educational  
Attainment:  
Post-secondary:  
64.13 %

Household  
Median Income:  
\$42,026

Median Home  
Price: \$205,000 or  
\$94/sq. ft.

## Discover Clarkdale – a place that makes sense

- ✓ Available vacant commercial and industrial property
- ✓ No development impact fees
- ✓ Top industries by jobs: manufacturing, transportation & warehousing, education, and information
- ✓ Rail accessible
- ✓ Award-winning K-12 schools plus Yavapai College, the Southwest Wine Center, and Small Business Development Center
- ✓ Small business friendly – 59% have 1-4 employees
- ✓ Business promotion by Clarkdale Downtown Business Alliance
- ✓ Member of [Verde Valley Regional Economic Organization](#)
- ✓ [Sedona Verde Valley Tourism Council](#) partner
- ✓ LocalFirst Arizona Member

## Community & Economic Development Department Director Jodie Filardo



(928) 639-2500

[Clarkdale Media Kit](#)

**We love to solve problems and meet  
challenges in new and unique ways.**  
(Town of Clarkdale Guiding Principles)

